

**From:** susan joyce <suemellorjoyce@gmail.com>  
**Sent:** Monday, November 8, 2021 9:03 AM  
**To:** Zoning Rockland  
**Subject:** 320 Concord Street Project

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Chairman Rosa and Board members,

I understand the ZBA's hands are tied and there is almost nothing that can be done to stop this absurd "project" at 320 Concord Street.

I hope the board and land use counsel have combed through the regulations required in a Comprehensive Permit. There has to be something that the town can do to stop this abuse of the 40B law. This "project" does not fit with the landscape of Concord Street!

The property is unbuildable according to the town and the deed that the developer possesses..... that might be a start. Does the following apply;

760 CMR 56.03(3)(b) reads as follows:

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General Land Area Minimum. For the purposes of calculating whether SHI Eligible Housing exists in the city or town on sites comprising more than 1½% of the total land area zoned for residential, commercial, or industrial use, pursuant to M.G.L. c. 40B, § 20:

1. Total land area shall include all districts in which any residential, commercial, or industrial use is permitted, regardless of how such district is designated by name in the city or town's zoning by law;

Thank you,  
Sue Joyce

TOWN CLERK, ROCKLAND  
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